

BUILDING & BUILDING CODES COMMITTEE MINUTES
October 15, 2007

The Building & Building Codes Committee meeting was held on October 15, 2007, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:09 p.m.

PRESENT: Committee Members: Chair Don Willey, Kurt McKee, Lisa Uffman-Kirsch; Council: Vince Gentile, Larry Antoskiewicz; Administration: Assistant Prosecutor Donna Vozar, Building Commissioner Rito Alvarez; Other Attendees: Nick Cinquepalmi, Patrick Jones.

Moved by Mr. Willey to approve the minutes from September 17, 2007, seconded by Mr. McKee. 3 yeas/0 nays. Motion carried.

UNFINISHED BUSINESS

1. Chapter 1282 Off-Street Parking and Loading

Section 1282.06(b). Mrs. Uffman-Kirsch asked how to insure that the parking space area is not too big. Mr. Alvarez said that in the zoning code the building area size should regulate this with 35% of the land being the maximum area to be built for structure and parking. This would include TCD as well. If more is needed a variance would be required. Mr. Gentile commented about the undersized parking areas and his concern of avoiding these. Mr. Alvarez said he did not think this would be an issue. Mrs. Uffman-Kirsch will check to make sure the codes are all 35%.

Section 1282.06(c). Mr. Willey said with regard to mixed use there could be a way to regulate the common parking area within Planning Commission. Mr. Alvarez said this has been done in Planning Commission.

Section 1282.08(a). "...and at least one-half of the spaces required for each apartment building shall be provided in an enclosed garage." Mrs. Uffman-Kirsch said it is in conflict with apartments in Section 1282.05. Mr. Alvarez said it has been changed and Mr. Willey suggested changing it to two. Mr. Alvarez said that does not refer to the density. Mr. Alvarez said this does not conflict because once the number of parking spaces is determined then half of that is to be enclosed space.

Mrs. Uffman-Kirsch said since she has many questions with regard to this code she asked if it would make more sense to have her meet with Mr. Alvarez to go over the questions with him and bring a proposed final draft back to the committee. The committee agreed. Mr. Willey suggested to consider the fact that many are getting parking tickets for parking in handicapped spaces in the apartments because it seems to be an issue with not enough spaces available.

2. Proposed Ordinance 07-10 Greenways Plan

Mr. Willey said that he has not received a written opinion from Mr. O'Donnell who has said that he is still doing research.

3. Abandoned houses

No new information. There is still research being done into the private companies that were discussed previously, Parma Court Housing Court and our Building Department procedure.

Mrs. Vozar said that the Law Department is hopeful that we can make use of a housing court once one is established within the Parma Court system.

Mr. Antoskiewicz asked what the housing court would do differently than our Building Department currently is doing. Mrs. Vozar explained that the same thing can be done but more people would need to be hired to do this in the Building Department. To do this within the court system provides for a little more power, and provides another group of people to monitor it. There are things that the court can do before the foreclosure on the property.

Mrs. Uffman-Kirsch said she has a home in her ward that has never been lived in but has exterior maintenance performed. Mrs. Vozar said that there is nothing that can be done in this situation.

4. Section 1286.06 Extension Prohibited regarding nonconforming use

Mr. O'Donnell has not yet provided a draft to the committee that would address the problem.

Mr. McKee moved to adjourn the meeting, seconded by Mrs. Uffman-Kirsch. 3 yeas/0 nays. Motion carried. Meeting adjourned at 7:30 p.m.